



ITEM #2: For the ARCHITECTURAL COMMISSION on MONDAY, February 10 @ 7:00 P.M.

REQUEST: Consideration of a request for parking lot lighting at 225 Robert Parker Coffin Road and within the B-1 Historic District submitted by Mr. Ken Siwieck, New Midwest Capital.

HISTORY/STAFF REVIEW:

Proposed Project:

Lighting is proposed to consist of 5 fixtures situated in three general locations, located along the south\west lot line of the property at 225 Robert Parker Coffin Road. This lighting has been installed without permits and this request is a part of remedying that circumstance. Fixtures have been mounted on trees along the property line. Details of these fixtures (type of lighting, wattage, etc.) and are included for review by the AC. Similar lighting was previously installed on the property in these approximate locations as well. This lighting was likely installed without permits and was certainly not done according to code (see Barnes Electric Letter of Intent).

A site plan, fixture photometrics and fixture specifications are included for AC review.

Parking lot lighting is permitted under section 5-9-9 of the newly adopted Village Zoning Code and subject to the review of the Architecture Commission. This section is attached for the convenience of the Commission. This request is considered as a "class one" lighting per the lighting regulations. Standards for class one lighting are identified table 5-14-A below.

In reviewing this request against the aforementioned standards Staff finds the following;

Commercial parking lots lighting is permissible with AC review within the B-1 District. Petitioner proposes and LED illumination source or which is permissible with AC review and approval ("other" light source). Non-Decorative fixtures are proposed and may be approved with AC review. Fixture height is unknown but may indeed exceed 15' feet. The LED source wattage is actually 37 watt with the 250 watt equivalent.

The AC is reminded variation of the lighting regulations may be granted for "good cause" as follows;

"Variations. The architectural board may, upon good cause shown, grant a variation to an owner from strict compliance with the standards set forth in this section 5-9-9 if, in the determination of the architectural board, the variation is necessary to avoid an undue hardship upon the owner, and provided further that the architectural board determines that the illumination system with the variance requested shall not have any adverse effect upon adjacent properties, and provided further that the illumination system with the variation requested shall not result in light pollution subject to public view".

The request also appears to be generally consistent with the downtown design guidelines for lighting.

5-9-9 EXTERIOR LIGHTING

- (A) Purpose. The village comprehensive plan refers to certain characteristics of the village which are cherished by its residents.

The village of Long Grove is unique. . . Long Grove has managed to retain much of the pristine rural charm,. This has not occurred by coincidence but through thoughtful design.

One of the primary thrusts of the planning efforts of the village has been to achieve a consistent and pleasing quality of life.

Excessive amounts of artificial light intruding upon adjacent properties and visible to the public constitutes light pollution which tends to destroy the natural rural charm the village has strived to perpetuate. Light pollution is aesthetically destructive. It is inconsistent with the rural night and diminishes the economic value of properties which are subjected to light pollution. Our village residents moved here and purchased property here to enjoy the rural charm of the village, not to be subjected to needless and aesthetically harmful light pollution. The purpose of this chapter is to eliminate or reduce as much as possible light pollution.

It is the intent of this section 5-9-9 to provide standards for controlled and moderate forms of illumination systems that promote safety and are consistent with the planning efforts of the village.

(B) Classes of Lighting Areas.

1. **Class 1. Class 1 consists of the B1 zoning district.**
2. Class 2. Class 2 consists of all other nonresidential zoned areas not included in Class 1. This classification also includes all property utilized for agricultural, educational or religious purposes. This classification does not include public or private roads, but does include driveways to areas that are otherwise within this classification.
3. Class 3. Class 3 consists of residential areas of the village, including R1, R2, R3 and all residential portions of properties in a planned unit development.
4. Class 4. Class 4 consists of all public and private roads, excluding driveways.

- (C) General Regulations. The regulations and standards set forth in Table 5-14-A below shall regulate and govern the use of, modification of, construction of, installation of, or the erection of any illumination system for the purpose of lighting external areas, including, but not limited to, signs, parking areas, buildings, landscaping, walkways, porches, driveways, and public or private roads. Each illumination system must meet tests 1 through 6, inclusive of Table 5-14-A, before a permit can issue. Table 5-14-A indicates non-permitted uses (NP symbol), permitted uses (P symbol), or uses subject to review and approval of the architectural board (AB symbol).

TABLE 5-14-A LIGHTING SYSTEM TESTS

Each lighting system must be permitted or have received approval in each test group (1-6) before a permit will be issued.

SYMBOLS

P = Permitted NP = Not Permitted AB = Architectural Board Approval Required

TEST 1

<u>Usages Permitted</u>	Class 1	Class 2	Class 3	Class 4
Commercial building lighting	AB	AB	AB	--
Landscape lighting	AB	AB	AB	--
Private sign illumination	NP	AB	NP	--
Roadsign lighting	AB	AB	NP	--
Municipal parking lot	P	--	--	--
Commercial parking lot	AB	AB	--	--
Residential yard/grounds lighting	AB	--	P	--
Driveway lighting	AB	AB	P	--
Holiday lighting	P	P	P	--
Intersection or street lighting	AB	AB	AB	AB
Exterior lighting of dwelling	AB	--	P	--
Security lighting	AB	AB	AB	--

TEST 2

<u>Light Sources Permitted</u>	Class 1	Class 2	Class 3	Class 4
Natural gas	P	P	P	P
Incandescent (white or clear)	P	P	P	P
Halogen	AB	AB	AB	AB
Mercury vapor	NP	P	NP	P
Sodium vapor	NP	NP	NP	NP
Incandescent (multi-colored Christmas or temporary use)	P	P	P	--
Incandescent (malibu type)	NP	NP	P	--
Other	AB	AB	AB	AB

TEST 3

<u>Fixture Styles Permitted</u>	Class 1	Class 2	Class 3	Class 4
Fixtures depicting 19th century styles	P	P	P	P
Other	NP	AB	P	P

TEST 4

<u>Fixture Height</u>	<u>Class 1</u>	<u>Class 2</u>	<u>Class 3</u>	<u>Class 4</u>
Fixture 15 feet or less	P	P	P	P
Fixture higher than 15 feet	AB	AB	NP	P

TEST 5

<u>Brightness</u>	<u>Class 1</u>	<u>Class 2</u>	<u>Class 3</u>	<u>Class 4</u>
Source watts over 200	NP	NP	NP	AB
Source watts under 200	P	P	P	P

TEST 6

<u>Illumination Of Adjacent Lot</u>	<u>Class 1</u>	<u>Class 2</u>	<u>Class 3</u>	<u>Class 4</u>
External lights which glare into traffic and/or adjacent neighboring properties	NP	NP	NP	--
Reflected light from a dwelling, commercial structure, or sign which is greater than 2 foot-lamberts when measured at the structure. Also applies to structure inadvertently lighted	NP	NP	NP	--
Direct light greater than 2 foot-lamberts from any source reflected off a white surface which is 12 feet from source	NP	NP	NP	

ARCHITECTURAL COMMISSION DECISION:

The AC should review the request for lighting against the criteria and regulations listed above and render a determination based upon those criteria. It is noted the items in tests 2 (light source), 3 (Fixture Style), & 4 (Fixture Height) require the attention of the AC. Variations be considered for good cause and to avoid an undue hardship upon the owner, and provided further that the AC determines that the illumination system with any variance required shall not have any adverse effect upon adjacent properties, and provided further that the illumination system with variation shall not result in light pollution subject to public view.

In this instance non-decorative fixtures appear appropriate as fixtures are mounted in trees and not really meant to be visible. Light pollution should not be an issue given the placement of the fixtures and substantial change in grade between this and adjoining properties.